

## **MINUTES OF COMMITTEE MEETING**

April 23, 2012

7:00 p.m.

### **DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)**

- RE:    1)     Case Number 12 ZBA-01/Fries Variation – 446 E. Park Avenue  
Request for front yard setback for the purpose of constructing an addition and an unenclosed front porch on property commonly known as 446 E. Park Avenue (PIN 06-01-406-028)
- 2)     Discussion of Timeline and Review of Redevelopment Plan and Project Format for Proposed TIF Districts
- 3)     Discussion – Increasing the membership of the Elmhurst Economic Development Commission from twelve to fifteen members
- 4)     Other Business
- 5)     Public Comments

Committee Members Present:   Morley, Polomsky, Leader

Committee Members Absent:   None

City Staff Present:            Werner, Bough, Grabowski (part time), Kopp (part time)

Elected Officials Present:    DiCianni

Others Present:                Rychlicki, Biondo, Quigley

Chairman Morley called the meeting to order at 7:15 p.m.

Chairman Morley, with the concurrence of the Committee, moved Agenda Item #5, Public Comments, to the beginning of the meeting rather than the end of the meeting as shown on the agenda. Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. There being no one in the audience who wanted to address the Committee under Public Comments, Chairman Morley closed the Public Comments portion of the meeting.

Agenda Item #1 - Case Number 12 ZBA-01/Fries Variation – 446 E. Park Avenue

The Committee reviewed the Zoning and Planning Commission report dated April 2, 2012 recommending approval of the request for front side yard setback variation for the purpose of constructing an addition. The Committee also reviewed the application materials and the transcripts of the public hearing. After discussion, the Committee agreed with the findings of the Zoning and Planning Commission and voted unanimously to recommend that the City Council approve this request.

Agenda Item #2 - Discussion of Timeline and Review of Redevelopment Plan and Project Format for Proposed TIF Districts

The Committee began review of the draft “City of Elmhurst North York Street Tax Increment Financing Redevelopment Plan and Project” (“TIF Plan”), provided by Kane, McKenna and Associates, Inc., dated April 17, 2012. Mr. Rychlicki walked thru the report for the Committee and noted that the TIF Plans for all three proposed TIF districts will be in the same format. Chapter VII, however, is specific to each district in that this chapter describes the redevelopment plan, estimated project costs and anticipated equalized assessed valuation (EAV) upon completion of the TIF.

The Committee then discussed the timeline for processing all three proposed TIF’s. For each proposed TIF district the City of Elmhurst has programmed two meetings with the affected taxing bodies: an optional “follow up” meeting and, subsequently, the mandatory Joint Review Board meeting. After discussion, it was agreed to prioritize the three proposed TIF districts by processing the proposed North York Street TIF first; the remaining two proposed TIF districts will be staggered by 4 to 6 weeks. Additionally, the North York TIF is the largest of the three proposed TIF districts and possesses the greatest development potential; numerous developers have already expressed interest in redevelopment opportunities in this area.

Agenda Item #3 – Discussion - Increasing the membership of the Elmhurst Economic Development Commission from twelve to fifteen members

The Committee began discussion of the request to increase the membership of the Elmhurst Economic Development Commission (EDC). The Committee requested additional information from Staff including the history of this Commission, the role or mission of the Commission, and how this mission has changed over the years since the Commission’s establishment.

Agenda Item #4 - Other Business

None

The meeting was adjourned at 8:50 p.m.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator